

## महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,

9966.

चे कलम-३७ (२) अन्वये बृहन्मुक्ति विकास योजना के (पू) विभागात फेरबदल करणेसंबंधात अधिसचना.

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई-४०००३२

**शासन निर्णय:-सीएमएस/टिपीबी-४३०३/३३४/प्र.क्र.६२/०४/नवि-११  
दिनांक:-२३ जून, २००५**

**निर्णयः-** सोबत जोडलेली अधिसूचना राज्यशासनाच्या साधारण राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नोंवाने,

*Amrit*  
(सु. रा. किणी)  
महाराष्ट्र शासनाचे अवर सचिव

प्रति,

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.  
 प्रभुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, मुंबई.  
 संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.  
 उपसंचालक नगर रचना, बृहन्मुंबई, मुंबई.  
 मा.पिठासीन अधिकारी, विधानेंडल, विधानभवन, मुंबई.  
 मा.विशेषी पक्षनेता, विधनसभा/विधानपरिषद, मुंबई.  
 व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई  
 (त्यांना यिनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या साधारण  
 राजपत्र (भाग-१), कोकण विभाग, पुरवणीमध्ये प्रसिद्ध करण्यात येवून त्याच्या प्रत्येकी २५ प्रती  
 नगर विकास विभाग, मंत्रालय, मुंबई व उपसंचालक नगर रचना, बृहन्मुंबई, मुंबई यांना  
 पाठ्यविषयता याव्याहो)

~~पाठ्यवर्णना याच्यात~~ कृष्ण अधिकारी (नवि-३) (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करावी)

सैक्षण ३७ फाईल

निपुणस्ती-(नवि-११)

**Maharashtra Regional and  
Town Planning Act, 1966.**

**Sanction Revised Development  
Plan of K(East) Ward of Gr.  
Mumbai  
Sanction to the modification  
under section 37(2) of the**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.**

**Dated 23<sup>rd</sup> June, 2005.**

**NOTIFICATION**

**No. CMS/TPB-4303/334/CR-62/2004/UD-11:**

Whereas the Development Plan of "K/East" Ward of Greater Mumbai (hereinafter referred to as "the said plan") has been sanctioned by the Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Urban Development Department's Notification No. TPB 4392/4716/CR-181/92/UD-11 (RDP) dated 12/11/1992 and the same came into force with effect from 29/12/1992.

And whereas, the land admeasuring about 70,300 sq.mt. and bearing CTS No.1(pt) of village Majas is included in No Development Zone and land admeasuring about 20000 sq.mt. and bearing CTS No.1(pt) of village Majas is included in Tourism Development Zone as per the said plan (hereinafter referred to as "the said lands").

And whereas, the owner of the said lands has requested Government to convert the zoning of said land from No Development Zone and Tourism Development Zone to that of Residential Zone.

And whereas, the said lands are situated on north side of Jogeshwari-Vikroli Link Road, and the land situated on the south side of Jogeshwari-Vikroli Link Road has already been developed for Residential purpose.

And whereas, considering the development in the vicinity of the said lands, Government is of opinion that the said land has a development potential.

And whereas, after considering the above facts and circumstances, the Government is of opinion that the said lands should be converted from No Development Zone and Tourism Development Zone to that of Residential Zone subject to condition (hereinafter referred to as "the said modification").

And whereas, after considering the above facts, Government has issued directives of even number dated 27/2/2004 under section 37(1) of in said Act to the said Corporation, so as to initiate proposal under section 37 of the said Act regarding the said modification (hereinafter referred to as "the said directives").

And whereas, the said Corporation has failed to publish a notice regarding the said modification in the official gazette within a period of 60 days from the date of said directives as stipulated under section 37 of the said Act.

And whereas, it appeared necessary for the Government to publish the requisite notice for inviting objections/suggestions from public upon the said modification, as provided under section 37(1A) of the said Act;

And whereas, in exercise of the powers vested in it under sub-section (1A) of section 37 of the said Act, Government has issued notice on 19/7/2004 (hereinafter referred to as "the said notice"), thereby inviting suggestions/objections from any person with respect to the said modification and the said notice which appeared in the Maharashtra Government Gazette on 29/7/2004 and was also published in news paper namely "Sandhyakal (Marathi) dated 27/7/04 and "Economic Times (English) dated 26/7/2004;

And whereas, by way of the said notice, Government has also appointed the Deputy Director of Town Planning, Greater Mumbai as the officer (hereinafter referred to as the "said officer") to submit his report to Government after scrutinising and granting hearing to the suggestions/objections received regarding the said modification.

And whereas the said officer has since submitted his report to Government on 5/10/2004;

And whereas, upon consideration of the report of the said officer the Director of Town Planning, Maharashtra State, Pune, has recommended to sanction the said modification;

And whereas, the Chief Engineer (DP), MCGM vide his letter No.CHE/470/DP(WS) H&K dated 12/5/2005 has communicated that Improvement Committee vide their resolution No.206 dated 29/3/2005 and Corporation vide resolution No.166, dated 6/5/2005 have approved the processing of the said modification;

Now, therefore, in exercise of the powers conferred under section 37(2) of the said Act, the Government sanctions the said modification as below: -

A) Land admeasuring about 70,300 sq.mt. and 20,000 sq.mt. of CTS no. 1(pt) of village Majas included in No Development Zone and Tourism Development Zone respectively deleted and included in the Residential Zone subject to the condition that the following reservations to be incorporated on the said lands more specifically shown in the plan attached".

Sr. No	Reservation	Area	Remarks.
a)	Recreation Ground	10% area out of the total area under the said modification.	To be treated as D.P. Reservation.
b)	Primary and Secondary School	6500 sq.mt.	To be treated as D.P. Reservation.
c)	Amenity space as required by the said Corporation for necessary social amenities.	7.5% area out of the total area under the said modification.	To be treated as D.P. Reservation.

B) Fixes the date on which the said modification is published in the official gazette, as the date on which modification shall come into force.

C) Directs the said Corporation that, in the schedule of modification appended to the notification sanctioning the said Development Plan, after last entry of schedule of modification, the above entry (A) shall be added.

By order and in the name of the Governor of Maharashtra,

(S.R. Kini)

Under Secretary to Government.

Note:- This notification is also available on Government web site  
[www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)